



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2208896

Applicant Name: Thomas Eanes for Inter*Im Community Development Association

Address of Proposal: 651 South Main Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of a 6-story, 65,000 square foot building with 50 apartment units and 2,500 square feet of administrative office. Thirty-six parking spaces will be provided within the structure.

The following approvals are required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

Administrative Design Review – Departure - Chapter 23.41 Seattle Municipal Code

International Special Review Board - Chapter 23.66 Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity

The project site is zoned International District Residential with a 150 foot height limit (IDR-150). The site is within the International Special Review District. The site is bounded by S. Main Street along the north, Maynard Avenue South to the west and an unimproved alley along the east. The vacant site is approximately 120 feet square and slopes northeast down to the southwest at a grade of about 17%.

Proposal Description

The proposal is for five stories of housing in a mix of studios, one, two, three and four bedroom unit types. There will be ten units of transitional housing. The housing, circulation and community room surround a central courtyard open space which is landscaped and open to the sky. There is also a public terrace on the top floor with views to the south. There will be parking below grade and 2,500 square feet of office space.

Public Comment

Two comment letters were received during the official public comment period which ended December 3, 2003. One letter was from the building owner to the south who noted that it was important to his interests that the waterproofing of his building not be disturbed during construction. The other comment was via telephone with Ms. Jan Jensen, owner of the Panama Hotel Tea and Coffee House. She pointed out that she would prefer more retail business along South Main Street to enliven the area during the day and evenings.

ANALYSIS - ADMINISTRATIVE DESIGN REVIEW

DESIGN GUIDELINE PRIORITIES:

After visiting the site, considering the analysis of the site and context, the DCLU planner provided the siting and design guidance described below and identified by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines Downtown Development*" of highest priority to this project.

A Site Planning & Massing

A-1 Respond to the physical environment.

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

A-2 Enhance the skyline.

Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

The architect should take into consideration the hillside location, views and solar exposure to best express a creatively and appropriately massed housing development. The site is in the International Review District and the building's site planning and massing should in some way reflect membership in the surrounding community.

B Architectural Expression

B-1 Respond to the neighborhood context.

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-4 Design a well-proportioned & unified building.

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

The architect should design a building which relates to the neighborhood context by thoroughly studying and employing building elements that evidence appropriate scale, context and materials.

C The Streetscape

C-1 Promote pedestrian interaction.

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

The architect should pay special attention to using the public right of way and adjacent street level uses to activate the sidewalk. Opportunities for pedestrian interaction should be varied to safely engage all residents included in the building's program. The streetscape should look and act as an extension of the City's park system.

C-3 Provide active – not blank – facades.

Buildings should not have large blank walls facing the street, especially near sidewalks.

The architect should provide a variety of treatments to avoid blank facades, including additional retail spaces.

C-5 Encourage overhead weather protection

Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Overhead weather protection should be included in the final design.

D Public Amenities

D-2 Enhance the building with landscaping.

Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as plants.

The architect should design landscape features in their broadest definition to give vitality and character to the site. Art, water, plants, seating, planters and sidewalk features should be incorporated into the design. Pay attention to well-placed trees, lighting and pedestrian amenities.

D-3 Provide elements that define the place.

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

The architect should provide elements that relate to the International District and to the natural history of the site and area that recall in some subtle way the sense of place. Suggestions included interpretation through public art, paving, sidewalk design, transparency and planting rather than with interpretive boards.

D-4 Provide appropriate signage.

Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D-5 Provide adequate lighting.

To promote a sense of security for peoples downtown during nighttime hours, provide appropriate levels of lighting on the building façade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

D-6 Design for personal safety & security.

Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

Lighting, signage and security should be well-integrated into the building concept and execution.

E Vehicular Access & Parking

E-1 Minimize curb cut impacts.

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

The architect should use the smallest curb cut possible and consider using architectural elements to enhance garage enclosures, paving, doors or grills.

The architect requested partial departures from the green street upper level setback requirements of SMC 23.49.248B which requires a 10 foot setback above 40 feet and from 40 feet to 84 feet.

Design Departure matrix

<i>Development Standard</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Comment</i>	<i>Action by Planner</i>
SMC 23.49.248B	10 foot setback from 40 feet to 85 feet in height.	On Maynard: four (4) bays and wall with 0 to 21/2 feet setback above 40 feet. On Main: structural building overhang of 2 feet to 3 foot setback modulation above 40 feet.	The building is not using the maximum height available in this zone providing more light and air at street level. Departures range from full 12 or 10 departure to 7 foot departure.	Approved as shown on the plans
SMC 23.53.035A4b	50% glazing on structural building overhangs	39% glazing	Acceptable façade composition.	Approved as shown on the plans

The applicant has provided sufficient analysis that demonstrates that the relief granted by this departure does not significantly effect view blockage from Kobe Terrace nor contribute to shadows on open space. The Green Street elements include full planting beds on both Main and Maynard that create a desirable greening of the street wall with vertical highlights accenting the medium height landscaping to help mitigate somewhat blank walls at those locations. The project landscaping will need to be maintained and replaced if necessary to reflect the plan drawings that accompany this project. The landscaping needs to be maintained for the life of the project. The Department approves this departure with consideration of input from the DON staff and the ISRD Board. The applicant has demonstrated that the design has met the priority guidelines described in this document.

DECISION - DESIGN REVIEW

The Director of DPD has reviewed the project and finds that they are consistent with the City of Seattle Design Review Guidelines for Downtown Buildings and that the development standard departures present an improved design solution, better meeting the intent of the Design Guidelines, than would be obtained through strict application of the Seattle Land Use Code. Therefore, the proposed **design is approved** as presented in the official plan sets on file with DPD as of the January 7, 2003. The recommended **development standard departures** described above are **approved**.

CONDITIONS - ADMINISTRATIVE DESIGN REVIEW

Landscaping as shown on the drawings must be retained and maintained for the life of the project with a permanent irrigation system.

ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant and dated October 17, 2003 and annotated by the Land Use Planner and the International Special Review Board Coordinator at the Department of Neighborhoods. The information in the checklist, the supplemental information submitted by the applicant, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation” subject to some limitations. Under such limitations/circumstances (SMC25.05.665) mitigation can be considered. Thus a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

Construction impacts

The following temporary or construction-related impacts are expected: minor decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise, and consumption of renewable and non-renewable resources. Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires debris to be removed from the street right-of-way, and includes regulations for maintaining circulation in the public right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable

codes and ordinances will reduce or eliminate most short-term impacts to the environment. Most of these impacts are minor in scope and are not expected to have significant adverse impacts (SMC 25.05.794).

Construction is expected to temporarily add particulate to the air and will result in a slight increase in auto-generated air contaminants from construction worker vehicles; however, this increase is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC). No unusual circumstances exist which warrant additional mitigation, per the SEPA Overview Policy.

Noise

Surrounding residential uses are likely to be slightly impacted by noise throughout the duration of construction. Due to the proximity of residential uses, the limitations of the Noise Ordinance are found to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC.25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B), additional mitigation is warranted.

To reduce the noise impact of construction on nearby properties, construction activities shall generally be limited to non-holiday weekdays between 7:30 A.M. and 6:00 P.M. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only low noise impact work will be permitted on Saturdays from 9:00 A.M. to 6:00 P.M. and Sundays from 10:00 A.M. to 6:00 P.M.

Hours on weekdays may be extended from 6:00 P.M. to 8:00 P.M. on a case by case basis. All evening work must be approved by the DPD planner prior to each occurrence.

Construction on the individual enclosed floors can be done at other times in accordance with the Noise Ordinance. Such construction activities will have a minimal impact on residents living in the vicinity of the construction. Restricting the ability to conduct these tasks would extend the construction schedule, thus the duration of associated noise impacts.

DPD recognizes that there may be occasions when critical construction activities could be performed in the evenings and on weekends, which are of an emergency nature or related to issues of safety, or which could substantially shorten the total construction time frame if conducted during these hours. Therefore, the hours may be extended and/or specific types of construction activities may be permitted on a case by case basis by approval of the Land Use Planner prior to each occurrence. Periodic monitoring of work activity and noise levels may be conducted by DPD.

Long-term Impacts

Long-term or use-related impacts are not anticipated as a result of approval of this proposal including: increased bulk and scale on the site; noise, traffic or parking in the area; demand for public services and utilities; and light and glare.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code which requires on site collection of stormwater with provisions for controlled tight line release to an approved outlet and may require additional design elements to prevent isolated flooding; the City Energy Code which will require insulation for outside walls and energy efficient windows; and the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term impacts and no further conditioning is warranted by SEPA policies. However, due to the size and location of this proposal, additional land use impact which may have long term affects are discussed below.

Historic Preservation

Historic buildings, special historic districts, and sites of archeological significance are found within Seattle. The preservation of these buildings, districts and sites is important to the retention of a living sense and appreciation of the past. Special districts have been established to protect certain areas which are unique in their historical and cultural significance, including the International District. These areas are subject to development controls and project review by special district review boards. A Certificate of Approval from the International Special Review Board and the Department of Neighborhood's Director is required.

Public View Protection

Seattle visual amenities and opportunities are an integral part of the City's environmental quality. The City has developed particular sites for the public's enjoyment of views of mountains, water and skyline and has many scenic routes and other public places where such views enhance one's experience. It is the City's policy to protect public views of significant natural and human-made features from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors. The director may condition or deny a proposal to eliminate or reduce its adverse impacts on designated public views. Kobe Terrace Park and the publicly owned portion of the International District Community Garden is one of the public places listed in the Seattle Environmental Policies (SMC 25.56.75). The applicant has supplied a view analysis showing the proposed development and possible view obstruction. Since the building is being held to a relatively low height the views are not significantly affected. There will be some views blocked at the lowest edge of Kobe Park and Danny Woo gardens; however most places in the park will continue to have excellent views to the south and west. The proposal is consistent with City of Seattle public view protection policies.

Shadows on Open space

Access to sunlight, especially in Seattle's climate, is an amenity of public open spaces. It is possible to design and locate structure to minimize the extent to which they block light from public open spaces. It is the City's policy to minimize or prevent light blockage and the creation of shadows on open spaces most used by the public. Areas in downtown where shadow impacts may be mitigated include Kobe Terrace Park and the publicly owned portions of the International

District Community Garden. The applicant has provided an analysis of sunlight blockage and shadow impacts including times of the year and hours of the day. The director may condition or deny the project to mitigate the adverse impact of sunlight blockage. According to the information submitted by the applicant maximum and worse case shadows and sunlight blockage will not affect the Kobe Terrace or Community Garden. The proposal is consistent with City of Seattle shadows on open space protection policies.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

CONDITIONS - SEPA

During Construction

The owner(s) and/or responsible party(s) shall:

1. To reduce the noise impact of construction on nearby properties, construction activities shall generally be limited to non-holiday weekdays between 7:30 A.M. and 6:00 P.M. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only low noise impact work will be permitted on Saturdays from 9:00 A.M. to 6:00 P.M. and Sundays from 10:00 A.M. to 6:00 P.M. Hours on weekdays may be extended from 6:00 P.M. to 8:00 P.M. on a case by case basis. All evening work must be approved by the DCLU planner prior to each occurrence. Construction on the individual enclosed floors can be done at other times in accordance with the Noise Ordinance.

CONDITIONS - ADMINISTRATIVE DESIGN REVIEW

Prior to MUP issuance

2. Street trees will be added to the Maynard Street right-of-way subject to approval by the International Special Review Board.

For the Life of the Project

3. Landscaping as shown on the drawings must be retained and maintained for the life of the project with a permanent irrigation system.

Non-Appealable Conditions

4. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (H. Godard, tel. (206) 615-1254). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.
5. Compliance with all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD planner assigned to this project (H. Godard), or by the Design Review Manager. An appointment with the assigned Land Use Planner must be made at least (3) working days in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.
6. Embed all of these conditions in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings. Include colored drawings showing building elevations in the building permit plans.

Signature: (signature on file) Date: January 12, 2004
Holly J. Godard, Land Use Planner
Department of Planning and Development

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